

B1 (Official Form 1)(4/10)

United States Bankruptcy Court  
District of Nevada

## Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle):  
**B.R. Summerlin Property, LLC**

Name of Joint Debtor (Spouse) (Last, First, Middle):

All Other Names used by the Debtor in the last 8 years  
(include married, maiden, and trade names):All Other Names used by the Joint Debtor in the last 8 years  
(include married, maiden, and trade names):Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN  
(if more than one, state all)**20-0877570**Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN  
(if more than one, state all)Street Address of Debtor (No. and Street, City, and State):  
**22900 Ventura Blvd., Ste. 200**  
**Woodland Hills, CA**

ZIP Code

**91364**

ZIP Code

Street Address of Joint Debtor (No. and Street, City, and State):

County of Residence or of the Principal Place of Business:  
**Los Angeles**

County of Residence or of the Principal Place of Business:

Mailing Address of Debtor (if different from street address):

Mailing Address of Joint Debtor (if different from street address):

ZIP Code

ZIP Code

Location of Principal Assets of Business Debtor  
(if different from street address above):  
**10550 Park Run Dr.**  
**Las Vegas, NV 89144**

Type of Debtor (Form of Organization) (Check one box)	Nature of Business (Check one box)  <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input type="checkbox"/> Other	Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box)  <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13	  <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding
Filing Fee (Check one box)	Tax-Exempt Entity (Check box, if applicable)  <input type="checkbox"/> Debtor is tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	Nature of Debts (Check one box)  <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose."	  <input checked="" type="checkbox"/> Debts are primarily business debts.
  <input checked="" type="checkbox"/> Full Filing Fee attached  <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A.  <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.	  Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).  Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter).	  <b>Chapter 11 Debtors</b>  Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).	

## Statistical/Administrative Information

 Debtor estimates that funds will be available for distribution to unsecured creditors. Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.

THIS SPACE IS FOR COURT USE ONLY

## Estimated Number of Creditors

<input checked="" type="checkbox"/> 1-49	<input type="checkbox"/> 50-99	<input type="checkbox"/> 100-199	<input type="checkbox"/> 200-999	<input type="checkbox"/> 1,000-5,000	<input type="checkbox"/> 5,001-10,000	<input type="checkbox"/> 10,001-25,000	<input type="checkbox"/> 25,001-50,000	<input type="checkbox"/> 50,001-100,000	<input type="checkbox"/> OVER 100,000
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## Estimated Assets

<input type="checkbox"/> \$0 to \$50,000	<input type="checkbox"/> \$50,001 to \$100,000	<input type="checkbox"/> \$100,001 to \$500,000	<input type="checkbox"/> \$500,001 to \$1 million	<input type="checkbox"/> \$1,000,001 to \$10 million	<input checked="" type="checkbox"/> \$10,000,001 to \$50 million	<input type="checkbox"/> \$50,000,001 to \$100 million	<input type="checkbox"/> \$100,000,001 to \$500 million	<input type="checkbox"/> \$500,000,001 to \$1 billion	<input type="checkbox"/> More than \$1 billion
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## Estimated Liabilities

<input type="checkbox"/> \$0 to \$50,000	<input type="checkbox"/> \$50,001 to \$100,000	<input type="checkbox"/> \$100,001 to \$500,000	<input type="checkbox"/> \$500,001 to \$1 million	<input type="checkbox"/> \$1,000,001 to \$10 million	<input checked="" type="checkbox"/> \$10,000,001 to \$50 million	<input type="checkbox"/> \$50,000,001 to \$100 million	<input type="checkbox"/> \$100,000,001 to \$500 million	<input type="checkbox"/> \$500,000,001 to \$1 billion	<input type="checkbox"/> More than \$1 billion
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<b>Voluntary Petition</b> <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): <b>B.R. Summerlin Property, LLC</b>	
<b>All Prior Bankruptcy Cases Filed Within Last 8 Years</b> (If more than two, attach additional sheet)			
Location Where Filed: <b>- None -</b>	Case Number:	Date Filed:	
Location Where Filed:	Case Number:	Date Filed:	
<b>Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor</b> (If more than one, attach additional sheet)			
Name of Debtor: <b>See Attachment</b>	Case Number:	Date Filed:	
District:	Relationship:	Judge:	
<b>Exhibit A</b>		<b>Exhibit B</b>	
(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)		(To be completed if debtor is an individual whose debts are primarily consumer debts.) I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).	
<input type="checkbox"/> Exhibit A is attached and made a part of this petition.		<b>X</b> _____ Signature of Attorney for Debtor(s) (Date)	
<b>Exhibit C</b>			
Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?			
<input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition. <input checked="" type="checkbox"/> No.			
<b>Exhibit D</b>			
(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)			
<input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition.			
If this is a joint petition:			
<input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.			
<b>Information Regarding the Debtor - Venue</b>			
(Check any applicable box)			
<input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District. <input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.			
<b>Certification by a Debtor Who Resides as a Tenant of Residential Property</b>			
(Check all applicable boxes)			
<input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)			
<hr/> (Name of landlord that obtained judgment)			
<hr/> (Address of landlord)			
<input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and <input type="checkbox"/> Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition. <input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).			

<b>Voluntary Petition</b> <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): <b>B.R. Summerlin Property, LLC</b>
<p><b>Signatures</b></p> <p><b>Signature(s) of Debtor(s) (Individual/Joint)</b></p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct. [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).</p> <p>I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p><b>X</b> _____ Signature of Debtor</p> <p><b>X</b> _____ Signature of Joint Debtor</p> <p>Telephone Number (If not represented by attorney)</p> <p>Date _____</p> <p><b>Signature of Attorney*</b> <i>Gabrielle A. Hamm</i> <b>X</b> _____ Signature of Attorney for Debtor(s) <b>Gabrielle A. Hamm, Esq. Nevada Bar 11588</b> Printed Name of Attorney for Debtor(s)</p> <p><b>Gordon Silver</b> Firm Name <b>3960 Howard Hughes Parkway</b> <b>Ninth Floor</b> <b>Las Vegas, NV 89169</b></p> <p>Address _____ <b>(702) 796-5555</b> Telephone Number <b>January 5, 2011</b> Date</p> <p>*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.</p> <p><b>Signature of Debtor (Corporation/Partnership)</b></p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.</p> <p>The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p><b>X</b> _____ Signature of Authorized Individual <b>Bernard Rosenson</b> Printed Name of Authorized Individual <b>Managing Member</b> Title of Authorized Individual <b>January 5, 2011</b> Date</p>		
<p><b>Signature of a Foreign Representative</b></p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.</p> <p>(Check only one box.)</p> <p><input type="checkbox"/> I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.</p> <p><input type="checkbox"/> Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.</p> <p><b>X</b> _____ Signature of Foreign Representative</p> <p>Printed Name of Foreign Representative _____</p> <p>Date _____</p> <p><b>Signature of Non-Attorney Bankruptcy Petition Preparer</b></p> <p>I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.</p> <p>Printed Name and title, if any, of Bankruptcy Petition Preparer _____</p> <p>Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.) _____</p> <p>Address _____</p> <p><b>X</b> _____</p> <p>Date _____</p> <p>Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.</p> <p>Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:</p> <p>If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.</p> <p><i>A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. §110; 18 U.S.C. §156.</i></p>		

In re B.R. Summerlin Property, LLC, Case No. \_\_\_\_\_  
Debtor

**FORM 1. VOLUNTARY PETITION**  
**Pending Bankruptcy Cases Filed Attachment**

<u>Name of Debtor / District</u>	<u>Case No. / Relationship</u>	<u>Date Filed / Judge</u>
<b>B.R. Brookfield Commons No. 1, LLC</b> <b>Eastern District of Wisconsin</b>	<b>10-38835-jes</b> <b>Affiliate</b>	<b>11/29/10</b> <b>James E. Shapiro</b>
<b>B.R. Brookfield Commons No. 2, LLC</b> <b>Eastern District of Wisconsin</b>	<b>10-38838-jes</b> <b>Affiliate</b>	<b>11/29/10</b> <b>James E. Shapiro</b>

**UNANIMOUS RESOLUTION OF MANAGING  
MEMBER OF B.R. SUMMERLIN PROPERTY, LLC,  
a Nevada limited liability company**

The undersigned, being the sole managing member ("Managing Member") of B.R. Summerlin Property, LLC, a Nevada limited liability company (the "Company"), does hereby certify that the following resolutions were duly adopted by the Managing Member of the Company on January 5, 2011, by special meeting, and after a membership vote with all members authorizing and approving the same, and such resolutions have not been amended or revoked and are now in full force and effect, to wit:

RESOLVED, that the Managing Member of the Company is hereby authorized to execute and file on behalf of the Company a petition for relief under Chapter 11 of Title 11 of the United States Code, in the United States Bankruptcy Court for the District of Nevada;

FURTHER RESOLVED, that the Managing Member shall be designated as the natural person responsible for carrying out the duties of debtor and debtor-in-possession, including, but not limited to, executing all pleadings and paperwork required to effectuate the reorganization of the Company under Title 11 of the United States Code;

FURTHER RESOLVED, that the Managing Member authorizes, directs and ratifies the retention of the law firm of Gordon Silver to represent the Company in such bankruptcy case, and that the Managing Member is authorized, empowered, and directed, for and on behalf of the Company, to execute the legal representation agreement with Gordon Silver.

Executed on this 5 day of January, 2011.

By:   
Bernard Rosenson, Managing Member

B4 (Official Form 4) (12/07)

**United States Bankruptcy Court**  
**District of Nevada**

In re B.R. Summerlin Property, LLC

Debtor(s)

Case No.

Chapter

11

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

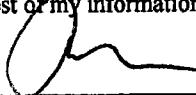
(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
<b>Leasehold Resource Group 27442 Portola Pkwy., Ste. 200 Foothill Ranch, CA 92610</b>	<b>Leasehold Resource Group 27442 Portola Pkwy., Ste. 200 Foothill Ranch, CA 92610</b>	Trade debt	Contingent	420,000.00
<b>Gibbs, Giden, Locher, Turner &amp; Senet 1880 Century Park East 12th Floor Los Angeles, CA 90067</b>	<b>Gibbs, Giden, Locher, Turner &amp; Senet 1880 Century Park East 12th Floor Los Angeles, CA 90067</b>	Trade debt		58,897.71
<b>Sign of the Dove 22900 Ventura Blvd., #200 Woodland Hills, CA 91364</b>	<b>Sign of the Dove 22900 Ventura Blvd., #200 Woodland Hills, CA 91364</b>	Trade debt		40,000.00
<b>JAMS P.O. Box 51285 Los Angeles, CA 90051</b>	<b>JAMS P.O. Box 51285 Los Angeles, CA 90051</b>	Trade debt		5,727.64
<b>Esquire Deposition Solutions PO Box 79509 City of Industry, CA 91716</b>	<b>Esquire Deposition Solutions PO Box 79509 City of Industry, CA 91716</b>	Trade debt		1,477.65

**DECLARATION UNDER PENALTY OF PERJURY  
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, the Managing Member of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date January 5, 2011

Signature

  
**Bernard Rosenson**  
**Managing Member**

*Penalty for making a false statement or concealing property:* Fine of up to \$500,000 or imprisonment for up to 5 years or both.  
 18 U.S.C. §§ 152 and 3571.

**United States Bankruptcy Court  
District of Nevada**

In re B.R. Summerlin Property, LLC

Debtor(s)

Case No.  
Chapter

11

**VERIFICATION OF CREDITOR MATRIX**

I, the Managing Member of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: January 5, 2011



**Bernard Rosenson/Managing Member**  
Signer/Title

B.R. Summerlin Property, LLC  
22900 Ventura Blvd., Ste. 200  
Woodland Hills, CA 91364

Office of the United States Trustee  
300 Las Vegas Blvd., South, #4300  
Las Vegas, NV 89101

Clark County Assessor  
c/o Bankruptcy Clerk  
500 S. Grand Central Pkwy  
P.O. Box 551401  
Las Vegas, NV 89155-1401

Clark County Treasurer  
c/o Bankruptcy Clerk  
500 S. Grand Central Parkway  
P.O. Box 551220  
Las Vegas, NV 89155-1220

Dept. of Employment, Training &  
Rehabilitation, Employment Security Div.  
500 East Third St.  
Carson City, NV 89713

Esquire Deposition Solutions  
PO Box 79509  
City of Industry, CA 91716

Gibbs, Giden, Locher, Turner & Senet  
1880 Century Park East  
12th Floor  
Los Angeles, CA 90067

Greystone Bank  
152 W. 57th St.  
New York, NY 10019

Internal Revenue Service  
P.O. Box 7346  
Philadelphia, PA 19101-7346

JAMS  
P.O. Box 51285  
Los Angeles, CA 90051

Leasehold Resource Group  
27442 Portola Pkwy., Ste. 200  
Foothill Ranch, CA 92610

Nevada Department of Taxation  
Bankruptcy Section  
555 E. Washington Ave., #1300  
Las Vegas, NV 89101

Office of the Attorney General  
Grant Sawyer Boulevard  
555 E. Washington Avenue  
Suite 3900  
Las Vegas, NV 89101

Sign of the Dove  
22900 Ventura Blvd., #200  
Woodland Hills, CA 91364

State of Nevada DMV  
Attn: Legal Division  
555 Wright Way  
Carson City, NV 89711

The Heights of Summerlin, LLC  
27442 Portola Pkwy, Ste. 200  
Foothill Ranch, CA 92610

United States Trustee  
300 Las Vegas Blvd., S.  
Suite 4300  
Las Vegas, NV 89101

Gregg Vermeyns  
Greenberg Traurig  
3773 Howard Hughes Pkwy.  
Suite 400 North  
Las Vegas, NV 89169